

2 AC IN NE COR OF SE1/4 OF NW1/4
FT N & S BY 295.17 FT E & W.
OF NE1/4, EX 1.04 AC ALSO NW1/4 ALSO
LAKE CITY, FL 32204

2024

06-5S-16-03476-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJUST	EFF. BASE RATE	REPL. COST NEW	AYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID	100	0100	01	2,745	108.3600	104.03	285,562	1980	0	0	35.00
Roof Structure	03	GABLE/HIP 100											
Roof Cover	12	MODULAR MT 100											
Interior Wall	05	DRYWALL 100											
Interior Floor	14	CARPET 90											
Interior Floor	06	VINYL ASB 10											
Air Condition	03	CENTRAL 100											
Heating Type	04	AIR DUCTED 100											
Bathrooms	3	100											
Bathrooms	2	100											
Frame	01	NONE 100											
Stories	1.5	1.5 100											
Architectural	05	CONV 100											
Units	0	100											
Condition Adj	03	03 100											
Kitchen Adjus	01	01 100											
Quality	05	05											
DOR CODE	0100	SINGLE FAMILY	MKT / AREA	02									
MAP NUM	NEIGHBORHOOD/LOC	6516.00	1.00/										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,596	100	1,596	107,921									
FEP	300	80	240	16,229									
FSP	48	40	19	1,285									
FSP	48	40	19	1,285									
FUS	720	100	720	48,686									
USP	432	35	151	10,211									
TOTALS	3,144	2,745	185,615										

EXTRA FEATURES

L OBXF N CODE	DESCRIPTION	BLD CAP L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND ON	YEAR ACTUAL	Q %	COND	OBXF MKT VALUE	NOTES
1 0040	BARN POLE	0	100	24	36	1.00	UT 0.00	0.00	100	0	3	100	2,280
2 0190	FPLC PF	0	100	0	0	2.00	UT 1.200.00	1,200.00	0	0	3	100	2,400
3 0261	PRCH. UOP	0	100	0	0	1.00	UT 0.00	0.00	100	2019	3	100	300
4 9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100	2019	3	100	7,000
5 0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00	100	2019	3	100	500
6 0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	100	2019	3	100	200
7 0252	LEAN-TO W/	0	100	0	0	1.00	UT 0.00	0.00	100	2019	3	100	300

MARKET ADJUSTMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28402	MAINT/ALTR	55	03/05/2010

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

SALES DATA

OFF RECORD Number	DATE	TYPE	INST	Q / U	V / CD	SALE PRICE
0919/0352	1/24/2001	WD	U	I	03	33,500

GRANTOR : PRIEST & RHEA

GRANTEE : GARRY & KATHARINE O

GRANTOR : WILDER, S

GRANTEE : PRIEST & RHEA (1/2)

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S54 FSP= W4 S12 E4 N12 USF= S12 E36 N12 W36\$

E36FSP= S12 E4 N12 W4 S30 W2 N30 FEP= N15 W20 S15 E20\$ W20

N15\$ PTR=E80 FUS= W36 S20 E36 N20\$ W80\$.

LAND DESCRIPTION

TOTAL OBXF

LAND

OTHER ADJUSTMENTS AND NOTES

LAND VALUE

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

BY BC

Total Acres: 19.08

Total Land Value: 95,400

Market: 0 Agricultural: 0 Common: 95,400

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